



**Address:** [9049 SUN HAVEN WAY](#)  
**City:** FORT WORTH  
**Georeference:** 44358-4-12  
**Subdivision:** VALLEY BROOK  
**Neighborhood Code:** 3K300I

**Latitude:** 32.9041368121  
**Longitude:** -97.2584918091  
**TAD Map:** 2072-448  
**MAPSCO:** TAR-037A



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** VALLEY BROOK Block 4 Lot 12

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2010

**Personal Property Account:** N/A

**Agent:** PROPERTY TAX PROTEST (00795)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 41425960

**Site Name:** VALLEY BROOK-4-12

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,262

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,400

**Land Acres<sup>\*</sup>:** 0.1010

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

AHMED SYED M

AHMED SUNJIDA A

**Primary Owner Address:**

6903 NW SURREYWOOD PL  
LAWTON, OK 73505

**Deed Date:** 8/7/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220195650](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JT TEXAS PROPERTIES LLC	5/20/2019	<a href="#">D219108510</a>		
CABUYAO REAL ESTATE LLC	4/9/2019	<a href="#">D219079531</a>		
AWOSEMO GLADYS;AWOSEMO MICHAEL	11/30/2010	<a href="#">D210297399</a>	0000000	0000000
LENNAR HOMES OF TX SALES & MKT	11/29/2010	<a href="#">D210297398</a>	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	5/1/2009	<a href="#">D209121152</a>	0000000	0000000
KBL II PARTNERS LTD	1/1/2008	0000000000000000	0000000	0000000

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$264,392	\$60,000	\$324,392	\$324,392
2024	\$279,581	\$60,000	\$339,581	\$339,581
2023	\$285,021	\$60,000	\$345,021	\$345,021
2022	\$259,854	\$45,000	\$304,854	\$304,854
2021	\$214,725	\$45,000	\$259,725	\$259,725
2020	\$199,420	\$45,000	\$244,420	\$244,420

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.